



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Wednesday, July 3, 2024

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2024-05019 -- 1181 TANGERINE ST](#)

Owner(s): Rd Homes Sales Inc
3614 Lynn Rd
Raleigh, NC 27613
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Javan Ortiz
3614 Lynn Rd
Raleigh, NC 276133833
PHONE: (727) 320-2788, Fax: No fax, Email: Javiioh@yahoo.Com

Representative: Javan Ortiz
Rd Home Sales Inc
3614 Lynn Rd
Raleigh, NC 276133833
PHONE: (727) 320-2788, Fax: No fax, Email: Javiioh@yahoo.Com

Location: 0.160-acre property located on the south side of Tangerine Street, 65 feet west of the intersection of Tangerine Street and Douglas Avenue.

Atlas Page: 269A

Zoning District: MDR - Medium Density Residential

Request: Flexible Standard Development approval of a division of lot of record for the property located at 1181 Tangerine Street in the Medium Density Residential (MDR) District. The proposal would create two parcels consistent with previously platted lots, with the existing detached dwelling remaining on proposed Lot 4 (no changes) and proposed Lot 3 remaining vacant. Flexibility is being requested for minimum lot width, minimum lot size and reduced setbacks (for the existing detached dwelling). (Community Development Code Section 2-303.D)

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	06/12/2024	Parry
Solid Waste Review	No Comments	06/13/2024	Portalatin
Planning Review	Comments	06/18/2024	Hauck-Baker
Stormwater Review	No Comments	06/21/2024	Vo
Engineering Review	Comments	06/21/2024	Vaughan
Environmental Review	No Comments	06/21/2024	Kessler
Traffic Eng Review	Comments	06/23/2024	Jordi
Land Resource Review	No Comments	06/25/2024	Quinzi
Harbor Master Review	No Response	06/26/2024	Hauck-Baker
Fire Review	No Response	06/26/2024	Hauck-Baker
Art Review	No Response	06/26/2024	Hauck-Baker
Public Utilities Review	Comments	06/26/2024	Hauck-Baker
Determination of Completeness	Complete	07/03/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 6/24/2024 2:17:11 PM

Issue created by Kyle Vaughan on 6/24/2024 2:17:11 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.



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TELEPHONE (727) 562-4567

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 6/18/2024 12:41:25 PM

Issue created by Melissa Hauck-Baker on 6/18/2024 12:41:25 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Findings of Fact Applicant to verify

Set to DRAFT on 6/18/2024 12:40:42 PM

Issue created by Melissa Hauck-Baker on 6/18/2024 12:40:42 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 0.160-acre property located on the south side of Tangerine Street 65 feet west of the intersection of Tangerine Street and Douglas Avenue.
2. The subject parcel consists of 7,240 SF with 80 feet of frontage along Tangerine Street and is part of the Greenwood Park No.2 subdivision, originally platted in 1924, consisted of 198 lots, with all lots featuring less than 5,000 SF and lot widths less than 50 feet.
3. The project includes a Division of Lot of Record companion case, MIS2024-06006, proposing to revert to the original plat of lots for purposes of creating two lots, the existing detached dwelling will be retained on proposed Lot 4 and Lot 3 will remain vacant.
4. Proposed Lot 3 and Lot 4 will each feature a 40-foot frontage along Tangerine Street and consist of approximately 3,620 square feet, each.
5. The property is in the Medium Density Residential District (MDR) and features a future land use designation of Residential Medium (RM), where a detached dwelling use is a Minimum Standard Development use consistent with CDC Section 2-302.
6. A detached dwelling use as a Residential Infill Project, does not require a minimum lot size or minimum lot width consistent with CDC Table 2-303, may request flexibility for a front yard setback in the range of 10 feet to 25 feet, a side yard setback in the range of zero feet to 5 feet, a rear yard setback in the range of zero feet to 5 feet, a maximum height in the range of 30 feet to 40 feet and requires two parking spaces as a Level One, Flexible Standard Development application, consistent with CDC Table 2-303 and Section 2-303.D.
7. That, CDC Article 8 provides that setbacks are the required horizontal distance between a property line and a structure.
8. The project will create a 3-foot side yard (east) setback to the existing detached dwelling located on proposed Lot 4. The remaining setbacks including a front yard (north) setback of 10 feet, to existing dwelling, a side yard (west) setback of zero feet, to existing patio, and a rear yard (south) setback of 10 feet, to existing patio, will not be impacted by the proposed project and are within the permitted range of flexibility consistent with CDC Table 2-303 and Section 2-303.D for a detached dwelling use as a Residential Infill Project.
9. The project will create proposed Lot 3, which will remain vacant and no development is proposed at this time.
10. The project includes a maximum density of one dwelling unit where a maximum of 15 dwelling units per acre are permitted consistent with CDC Section 2-301.1, Maximum Development Potential permit.
11. The impervious surface ratio, for proposed Lot 3 will be zero and proposed Lot 4, will be approximately 0.45, where 0.75 is the maximum permitted consistent with CDC Section 2-301.1, Maximum Development Potential.
12. That the surrounding area consists with the properties along the streets of Tangerine Street, Engman Street, LaSalle Street and Palm Bluff Street. The properties along these streets consist of detached dwellings on mostly undersized lots within the MDR District. The properties are mostly nonconforming because of the lot area and lot width. The lots tend to be smaller parcels which do not meet lot width and are undersized lots with respect to the current CDC requirements, thus the need for reduced setbacks which is consistent with the surrounding development pattern.

PUBLIC UTILITIES - issues

Set to DRAFT on 6/21/2024 3:14:53 PM

Issue created by Michael Vacca on 6/21/2024 3:14:53 PM
Issue is attached to Plans on sheet LOT 3
mike.vacca@myclearwater.com - 727-265-1831

will need to provide detail utility connection location for water and sewer lateral



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TRAFFIC ENG - Prior to DO-Future driveway for existing home

Set to DRAFT on 6/23/2024 11:02:14 PM

Issue created by Gus Jordi on 6/23/2024 11:02:14 PM
gus.jordi@myclearwater.com - 919-421-8370

If lot is split, code would not allow for a future driveway separately for each home since the distance between the house and the property line is not the 18' minimum.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLD2023-05011 -- 685 BAY ESPLANADE](#)

Owner(s): Richard Esposito
699 Bay Esplandae
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sandra Bradbury
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Representative: Sandra Bradbury
Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Location: 0.303-acre subject properties are located at the southeast intersection of Bay Esplanade with Somerset Street.

Atlas Page: 258A

Zoning District: T - Tourist

Request: Flexible Development approval to construct a 9-unit resort attached dwelling use in the Old Florida Character District of Beach by Design and the Tourist (T) zoning district for the two-parcel subject property located at 685-689 Bay Esplanade. Maximum height will not exceed 50 feet for the first 60 linear feet south of Somerset Street and the remainder of the building will not exceed a maximum height of 65 feet. There will be a minimum of 14 parking spaces and the project requests flexibility for setbacks and height (Community Development Code Section 2-803.L. and Beach by Design).

Proposed Use: Resort Attached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Clearwater Beach Association

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Awaiting Re-Submittal	Return to DRC Meeting	04/04/2024	Hauck-Baker
Parks and Rec Review	No Comments	06/12/2024	Parry
Engineering Review	No Comments	06/20/2024	Vaughan
Environmental Review	No Comments	06/21/2024	Kessler
Stormwater Review	No Comments	06/21/2024	Vo
Traffic Eng Review	No Response	06/26/2024	Hauck-Baker
Land Resource Review	No Response	06/26/2024	Hauck-Baker
Harbor Master Review	No Response	06/26/2024	Hauck-Baker
Public Utilities Review	No Response	07/03/2024	Hauck-Baker
Solid Waste Review	Comments	07/03/2024	Hauck-Baker
Planning Review	Comments	07/03/2024	Hauck-Baker
Determination of Completeness	Complete	07/03/2024	Hauck-Baker
Fire Review	Comments	07/03/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



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ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 3/18/2024 9:16:12 AM

Issue created by Kyle Vaughan on 10/17/2023 8:05:38 AM
kyle.vaughan@myclearwater.com - 727-444-8232

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

Sandra Bradbury on 3/1/2024 10:20:46 AM - ANSWERED

Response: Acknowledged, please see Sheet C3.1 & C4.1.

ENGINEERING - Prior to BCP

Set to ACCEPTED on 3/18/2024 9:16:21 AM

Issue created by Kyle Vaughan on 10/17/2023 8:10:07 AM
kyle.vaughan@myclearwater.com - 727-444-8232

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 3) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 4) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- 5) Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.
- 6) Provide a copy of the recorded Parcel Combination Request from Pinellas County.

Sandra Bradbury on 3/1/2024 10:20:24 AM - ANSWERED

Response: Acknowledged, please sheet C3.1.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 3/25/2024 2:54:31 PM

Issue created by Sarah Kessler on 10/24/2023 10:11:33 AM
sarah.kessler@myclearwater.com - 727-444-8233

An Asbestos Survey is usually required prior to conducting any demolition or renovations.
Contact Pinellas County Air Quality (727/464-4422) for more information.

Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Sandra Bradbury on 3/1/2024 10:18:11 AM - ANSWERED

Response: Acknowledged, please see Sheet C2.1.

FIRE - Fire Review

Set to NOTACCEPTED on 6/26/2024 9:27:47 AM

Issue created by Nicholas Esposito on 3/29/2024 2:45:03 PM
nicholas.esposito@myclearwater.com - 727-562-4327

Shall meet the requirements of NFPA 1 2021 edition chapter 16 Safeguarding Construction, Alteration, and Demolition Operations to include but not be limited to complying with NFPA 241, establishing a fire protection plan, providing, and maintaining adequate escape facilities, providing and maintaining fire department access roads throughout the entire project, providing stairs and standpipes as the building progresses. A pre-construction meeting shall be set up to discuss these and other issues resulting in this construction project. This shall be coordinated through the construction site project manager. Where underground water mains and hydrants are to be installed, they shall be installed, completed and in service prior to construction as per NFPA-241.

Fire Underground Permit Shall Be Separate From Site Permit.

Failure To Submit Fire Underground Permit Will Delay All Permits Associated With This Project.

NFPA 241 - 7.5.5.1 - EVERY BUILDING SHALL BE ACCESSIBLE BY FIRE DEPARTMENT APPARATUS BY MEANS OF ROADWAYS HAVING AN ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FT. OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS (32 TONS) AND HAVING A MINIMUM OF 13 FEET 6 INCHES OF VERTICAL CLEARANCE.

Melissa Hauck-Baker on 6/26/2024 9:27:47 AM - NOTACCEPTED

Applicant did not respond to this item.



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LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to ACCEPTED on 6/25/2024 10:07:57 AM

Issue created by Danny McDonnell on 3/28/2024 9:51:31 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Please see below the section from our code (CDC 3-1204.B) that details what is acceptable in terms of landscaping:

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

Danny McDonnell on 6/25/2024 10:07:57 AM - ACCEPTED

This comment was acknowledged in the "Response to Comments" document.

PLANNING - Application Deemed Insufficient: Must Return to DRC

Set to NOTACCEPTED on 6/18/2024 3:13:36 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:07:43 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Substantial redesign is required and review of such must return to another DRC meeting. These items include but are not limited to the setback encroachments, waterfront sight visibility triangles, required stepbacks, maximum building height and meet all requirements of Beach by Design.

All the Planning Comments need to be fully addressed in Plan Room. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application. Failure to meet deadlines will delay your application.

The next submittal deadline is Wednesday, May 1, 2024, by 12 noon. If complete and sufficient this would be routed to the June 6, 2024, Development Review Committee Meeting. Strongly recommend submitting in advance of the deadline. Please work directly with Isabel.Winget@Myclearwater.com to have the best chance of a clean and orderly resubmittal. Submittals with conflicting sheets, version errors, etc. will not move forward.

PLANNING - Access to Existing Docks

Set to NOTACCEPTED on 6/18/2024 3:13:28 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:08:11 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The site plan does not provide access to the two existing docks, clarification must be provided regarding the retention of the docks and how access will be provided.



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PLANNING - Beach by Design

Set to NOTACCEPTED on 6/18/2024 3:14:07 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:04:29 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The project is in the Old Florida character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. The submittal must include consistent and detailed written information and supporting graphics regarding the project meeting all requirements of the Old Florida character district, Design Guidelines, and all other requirements of Beach by Design (BBD). The Old Florida character district has very specific requirements which are detailed in BBD Section II.A. (pp. 7-10) and must be addressed in a separate document including detailed, point by point responses as well as to the Design Guidelines, BBD Section VII (pp. 64-78). Provide all dimensions, diagrams and details required by Beach by Design. Fully address all requirements of Beach by Design. Staff cannot review for compliance with Beach by Design if it is not fully detailed at time of submittal. This application will not move forward until all applicable requirements of Beach by Design are addressed, with all required dimensions, massing study, diagrams, details clearly provided. Specifically: Please provide the following information: building footprint in SF; isometric or axonometric drawings to show offsets of more than five feet and to clearly show building facade dimensions; elevations showing the percentages of windows or architectural decoration including exterior building materials, colors and finishes; elevations showing the theoretical building volumes. A review is not possible without a this information.

PLANNING - Construction within 18 feet of Seawall

Set to NOTACCEPTED on 6/18/2024 3:13:21 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:08:39 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Building Division will not permit any subsurface construction within 18 linear feet of a seawall. The proposed development encroaches into this area which could compromise the structural integrity of the seawall.

PLANNING - Fences/Walls

Set to NOTACCEPTED on 6/18/2024 3:13:46 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:06:50 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide clarification that no perimeter fence or wall is being proposed as part of the project.

PLANNING - Landscape Buffers

Set to NOTACCEPTED on 6/18/2024 3:13:14 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:09:08 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district of Beach by Design requires a 10-foot-wide buffer along all street facing property lines. The landscape plan does not show the dimensions of the buffers. Additionally, consistent with CDC Section 3-1202, plant materials are intended to occupy the entire width of the provided buffer, adjust the plan as accordingly.

PLANNING - Maximum Building Height

Set to NOTACCEPTED on 6/18/2024 3:12:28 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:10:27 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Due to the bifurcation of maximum permitted height as provided in Beach by Design, it would be very helpful if you included color coded portions of the elevation that are proposed at 50-feet and 65-feet. This must also include any habitable/amenity areas occurring on the roof tops. Additionally, the items encroaching on the maximum height of the building must be detailed further and be consistent with CDC Section 8-102, Definitions.



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TELEPHONE (727) 562-4567

PLANNING - Mechanical Equipment

Set to NOTACCEPTED on 6/18/2024 3:13:57 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:05:08 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide language regarding the proposed location of the mechanical equipment and please clarify how (1) this will be accomplished and (2) how the equipment will be screened. The note must include the following details; "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

PLANNING - Parcel Encroachment

Set to NOTACCEPTED on 6/18/2024 3:14:41 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:03:10 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The subject property addressed as 685 Bay Esplanade features a 2.85-foot property line overlap from the property to the south at 673 Bay Esplanade. This issue must be resolved as the disputed portion of land can have great implications on density, setbacks, and the developability of the subject properties. At the minimum an Affidavit must be executed by the owner of 673 Bay Esplanade as part of the application.

PLANNING - Property Survey

Set to NOTACCEPTED on 6/18/2024 3:14:53 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:02:37 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

A boundary survey shall be included in all planning applications, please provide one for the existing properties.

PLANNING - Required Setbacks

Set to NOTACCEPTED on 6/18/2024 3:02:33 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:05:37 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Beach by Design is very specific with respect to required setbacks in the Old Florida character district, BBD Section II.A.2. where a 15-foot front setback and 10-foot side or rear setback is required. The proposed pool and decking are located within the required setbacks. Only Mandalay Avenue fronting properties may ask for flexibility to a zero-foot setback.

Melissa Hauck-Baker on 6/18/2024 3:02:33 PM - NOTACCEPTED

Applicant never provided a response to this comment directly in Plan Room. Beach by Design is very specific in that setback reductions are not easily obtained. BBD Section II.A.4.a. details that the maximum reduction of five feet from any required setback may be considered if the site plan is improved and landscaping is in excess of the minimum required. Neither of those conditions present exist, therefore, the required setback of 10 feet to the pool decking must be incorporated.

PLANNING - Rooftop Floor Plans

Set to NOTACCEPTED on 6/18/2024 3:12:36 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:09:54 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The floor plans do not include the rooftop of the 6th floor and the elevator shaft area. Clarify if rooftop occupancy is proposed. Keep in mind that any shade structures for rooftop occupancy count towards height.

PLANNING - Sight Visibility Triangles

Set to NOTACCEPTED on 6/18/2024 3:12:18 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:10:58 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Must be shown, see CDC Section 3-904, proposed pool and decking is located within the required waterfront sight visibility triangle. Provide spot elevations on pool and decking. Details regarding a compliant perimeter fence must be provided and addressed.



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PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

PLANNING - Solid Waste

Set to NOTACCEPTED on 6/18/2024 3:12:09 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:11:23 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please provide details regarding the method of solid waste handling, which must be approved by Solid Waste.

PLANNING - Stepback Height Measurement

Set to NOTACCEPTED on 6/18/2024 3:06:51 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:06:05 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district requires stepbacks for buildings exceeding 35 feet in height. Stepbacks must be measured from grade, not from Design Flood Elevation as shown on the architectural building elevations.

Melissa Hauck-Baker on 6/18/2024 3:06:51 PM - NOTACCEPTED

Sheet A4 reflects that the stepback is at 35 feet DFE or 43.67 feet from grade and Sheet AO reflects that the stepback is at 31.5 feet DFE or 40.17 feet from grade. The Narrative reflects that stepbacks are not required. The Applicant must ensure that all components of the submittal clearly match and be consistent. Stepbacks have been and will be measured from grade.

PLANNING - Unity of Title

Set to NOTACCEPTED on 6/18/2024 3:14:32 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:03:51 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

A Unity of Title will be required as a condition of approval, see CDC Section 4-1601, please confirm.

PUBLIC UTILITIES - Prior to building permit

Set to ACCEPTED on 6/21/2024 11:50:56 AM

Issue created by Michael Vacca on 3/12/2024 5:38:08 PM
Issue is attached to Plans on sheet C4.1
mike.vacca@myclearwater.com - 727-265-1831

Acknowledge response though Accela
Call out- Demo, contractor to coordinate with city regarding existing water meters, backflow device and meter box removal, along with sewer lateral abandonment.
2.Call out contractor to verify location of existing sewer service lateral, and inspect condition of pipe, including correct lateral size. if new pipe is warranted, coordinate with city regarding lateral service abandonment. contractor to install new clean-out per city requirements.
3. Reclaimed water is available for the project's irrigation.
4. call out - contractor shall exercise extreme caution when excavating in proximity of all underground utilities. protect as needed
5.Per section 3-806, no fence or wall may enclose and water meters/ box or gravity system manholes. All water meters, fire detector assemblies and fire hydrants shall unstructured clearance around apparatus, public utilities shall have access and maintenance clearances

Michael Vacca on 6/21/2024 11:50:56 AM - ACCEPTED

ensure that you show the location and the size of the RCW irrigation meter on drawings

SOLID WASTE - Prior - Dumpster placement acknowledgement

Set to NOTACCEPTED on 6/26/2024 9:27:28 AM

Issue created by Brandi Portalatin on 3/13/2024 3:06:12 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Please acknowledge it will be the responsibility of maintenance to roll the dumpster out to the staging area and to roll it back inside the chute system.

Melissa Hauck-Baker on 6/26/2024 9:27:28 AM - NOTACCEPTED

Applicant did not respond to this item.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

STORMWATER - General conditions (please acknowledge)

Set to ACCEPTED on 3/21/2024 2:26:51 PM

Issue created by Phuong Vo on 10/23/2023 5:54:37 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the following conditions in a formal response letter:

1. DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application which requires revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical investigations, drainage computations and SUE data for any work proposed in the R-O-W, etc.).
2. A formal response letter shall accompany resubmittals detailing how each condition has been addressed.
3. Applicant shall obtain applicable required ERP permit from other agencies such as SWFWMD or FDEP.

Sandra Bradbury on 3/1/2024 10:18:31 AM - ANSWERED

Response: Acknowledged.

STORMWATER - Prior to CDB

Set to ACCEPTED on 3/21/2024 2:26:24 PM

Issue created by Phuong Vo on 10/23/2023 5:53:26 PM
phuong.vo@myclearwater.com - 727-444-8228

Future infrastructure and maintenance work by the City on Somerset may interfere with site access at the proposed driveway on Somerset Dr. Please consider alternative site access.

Sandra Bradbury on 3/1/2024 10:18:40 AM - ANSWERED

Response: Acknowledged.

Phuong Vo on 3/21/2024 2:26:24 PM - ACCEPTED

The applicant had acknowledged of this on 3/1/2024, [PV, 2024]

TRAFFIC ENG - Multi-modal Impact Fee Estimate (Please acknowledge)

Set to ACCEPTED on 3/18/2024 7:16:42 PM

Issue created by Gus Jordi on 10/22/2023 2:57:10 PM
gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge the following: Based on the associated plan at this time, the estimate for multi-modal impact fee is \$9,124.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". Multi-modal impact fees are collected by the City prior to issuance of building permit or CO.

Sandra Bradbury on 3/1/2024 10:20:08 AM - ANSWERED

Response: Acknowledged, Multi-Modal Impact Fees will be paid prior to CO.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Parking lot

Set to ACCEPTED on 3/18/2024 7:15:16 PM

Issue created by Gus Jordi on 10/22/2023 3:56:25 PM
gus.jordi@myclearwater.com - 919-421-8370

1. The isle width must be 24'. The isle is less than 24' at the point where the accessible space is located. Placing the sign in the accessible space caused the isle to be narrower than is acceptable.
2. Show on the plan directional arrows at the driveway entrance.
3. Show on the plan a stop sign at the driveway exit.

Sandra Bradbury on 3/1/2024 10:18:55 AM - ANSWERED

Response: Acknowledged.

Sandra Bradbury on 3/1/2024 10:19:16 AM - ANSWERED

Response: Please see revised Sheet C3.1.

TRAFFIC ENG - Prior to CDB- Sight visibility triangles

Set to ACCEPTED on 3/18/2024 7:15:48 PM

Issue created by Gus Jordi on 10/22/2023 3:41:30 PM
gus.jordi@myclearwater.com - 919-421-8370

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the FRONT property line (not the edge of the street pavement), and along the property lines adjacent to street corner. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Sandra Bradbury on 3/1/2024 10:19:33 AM - ANSWERED

Response: Please see revised Sheet C3.1 for visibility triangles.

TRAFFIC ENG - Prior to CDB- Turn around area

Set to ACCEPTED on 3/18/2024 7:16:31 PM

Issue created by Gus Jordi on 10/22/2023 3:39:08 PM
gus.jordi@myclearwater.com - 919-421-8370

Please provide back-out maneuvering area at the end of the dead-end isle to accommodate turning around when all spaces are full and backing out of the last spaces at the end of the isle. The back-out maneuvering area should be large enough for one backing out maneuver to be sufficient to clear moving forward into the aisle. Please provide turning templates for a 19' size vehicle to show the backing out and moving forward maneuvers. See CDC Section 3-1402.J, Dead End Parking Aisles: link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO

Sandra Bradbury on 3/1/2024 10:19:50 AM - ANSWERED

Response: Please see revised Sheet C3.1.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

10:00 AM

Case number: [FLS2024-06020 -- 1021 LEE ST](#)

Owner(s): City Of Clearwater
Attn: Cash & Investments Mgr
Po Box 4748
Clearwater, FL 33758 474
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Housh Ghovae
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net

Representative: Housh Ghovae
Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net

Location: 0.10-acre vacant property is an interior lot located on the south side of the street approximately 103 feet west of S M.L.K. Jr Avenue.

Atlas Page: 278A

Zoning District: MDR - Medium Density Residential

Request: Flexible Standard Development approval to construct a detached dwelling located at 1021 Lee Street in the Medium Density Residential (MDR) District. The project will not exceed 20 feet in height and meets parking requirements. Flexibility is requested for front setback and minimum lot size as a Residential Infill Redevelopment Project. (Community Development Code Section 2-303.D).

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/10/2024	French
Parks and Rec Review	Comments	06/12/2024	Parry
Solid Waste Review	No Comments	06/13/2024	Portalatin
Engineering Review	Comments	06/20/2024	Vaughan
Environmental Review	Comments	06/21/2024	Kessler
Stormwater Review	Comments	06/21/2024	Vo
Land Resource Review	Comments	06/26/2024	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 6/20/2024 2:27:49 PM

Issue created by Kyle Vaughan on 6/20/2024 2:27:49 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.
7. Damage to the right of way will be repaired by the applicant and at his/her expense.
8. Prior to requesting final inspections, please submit to the Engineering Department, a digital set of signed and sealed record drawings along with a certification letter from the engineer of record certifying the project was constructed in accordance with his/her design.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 6/20/2024 2:34:19 PM

Issue created by Kyle Vaughan on 6/20/2024 2:34:19 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant. New sidewalk shall comply with City of Clearwater construction specifications Index 109 sheet 1 of 5.
2. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/21/2024 11:09:51 AM

Issue created by Sarah Kessler on 6/21/2024 11:09:51 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

LAND RESOURCE - Prior to DO: Landscape Material

Set to DRAFT on 6/26/2024 10:07:45 AM

Issue created by Danny McDonnell on 6/26/2024 10:07:45 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

Shell, rock, gravel, artificial turf, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

LAND RESOURCE - Prior to DO: Pruning

Set to DRAFT on 6/26/2024 10:13:03 AM

Issue created by Danny McDonnell on 6/26/2024 10:13:03 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

There is a live oak on the south property line (labeled as 12" on the survey but is actually 14") that has a significant phototropic lean toward Lee Street. It appears that a significant portion of its canopy would need to be removed since it is in the footprint of the new home.

Either show this tree to be removed on the site plan or provide a prescription pruning document from an ISA Certified Arborist showing how this tree will be pruned.

LAND RESOURCE - Prior to DO: Tree Removal

Set to DRAFT on 6/26/2024 10:07:05 AM

Issue created by Danny McDonnell on 6/26/2024 10:07:05 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please show all invasive species and the pecan tree (due to its low rating) to be removed on the site plan.

LAND RESOURCE - Prior to DO: Trees on Site Plan

Set to DRAFT on 6/26/2024 10:02:14 AM

Issue created by Danny McDonnell on 6/26/2024 10:02:14 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please show all the trees on the site plan.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PARKS AND REC - Parks and Recreation Impact Fee; Detached Dwelling less than 1,500 SF

Set to DRAFT on 6/12/2024 12:17:48 PM

Issue created by Mark Parry on 6/12/2024 12:17:48 PM

Issue is attached to Plans on sheet A.1

mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for one new dwelling unit of less than 1,500 SF GFA. Please note that attached garages do not count towards the GFA.

A Parks and Recreation Impact Fee of \$3,021 per dwelling unit (estimate of \$3,021 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed, please provide evidence of the number of dwelling units and date of demolition.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

Please also clarify if the proposed dwelling unit will be considered as affordable pursuant to applicable Federal, State and or Local regulations.

If yes, then in addition, evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

Please acknowledge this comment prior to the issuance of a DO.

PLANNING - Comprehensive Plan outdated

Set to DRAFT on 6/24/2024 4:17:59 PM

Issue created by Thea French on 6/24/2024 4:17:59 PM

Issue is attached to page 3 in NS15 - Lee St Proj Narr 2024-06-07.pdf

thea.french@myclearwater.com - 727-444-8771

If you would like to include the Clearwater Comprehensive Plan in the proposal, please use the most recent version. You are referencing an older version that has been replaced with a plan that was adopted in January 2024.

Please remove all irrelevant references to the older Comprehensive plan.

PLANNING - Prior to DO: Architectural details for elevation renderings

Set to DRAFT on 6/27/2024 11:28:29 AM

Issue created by Thea French on 6/27/2024 11:28:29 AM

thea.french@myclearwater.com - 727-444-8771

Additional architectural details are needed to meet the criteria for a residential infill project. Colored renderings of elevations would be appropriate to communicate improved design elements.

PLANNING - Prior to DO: elevation

Set to DRAFT on 6/24/2024 3:58:52 PM

Issue created by Thea French on 6/24/2024 3:58:52 PM

Issue is attached to Plans on sheet A.2

thea.french@myclearwater.com - 727-444-8771

Please clarify the elevation height is measured from grade as described in the definitions of code section, Article 8 - Definitions



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Paving and Grading plan

Set to DRAFT on 6/7/2024 8:15:29 AM

Issue created by Thea French on 6/7/2024 8:15:29 AM
thea.french@myclearwater.com - 727-444-8771

Prior to the issuance of the development order, per the FLS application submittal checklist, page 1, a paving and grading plan is required.

Please provide plans and narratives.

PLANNING - Prior to DO: Residential Infill Project Design Standards

Set to DRAFT on 6/24/2024 4:27:45 PM

Issue created by Thea French on 6/24/2024 4:27:45 PM
Issue is attached to page 6 in NS15 - Lee St Proj Narr 2024-06-07.pdf
thea.french@myclearwater.com - 727-444-8771

Prior to the development order. Clarify and address the development standards set as the specific criterion in section 2-303.D.1-8.

PLANNING - Prior to DO: Site Visibility Triangle

Set to DRAFT on 6/20/2024 2:24:28 PM

Issue created by Lauren Matzke on 6/20/2024 2:24:28 PM
Issue is attached to Plans on sheet C3.1
lauren.matzke@myclearwater.com - 727-444-8702

Site visibility triangles are measured from property line along the driveway. No structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.

Please correct site visibility triangle(s) to measure along property line.

PLANNING - Prior to DO: Update Site Data Table

Set to DRAFT on 6/7/2024 8:07:02 AM

Issue created by Thea French on 6/7/2024 8:07:02 AM
Issue is attached to Plans on sheet C1.1
thea.french@myclearwater.com - 727-444-8771

Prior to the issuance of the development order; update the typo for MDR allowance for the minimum lot square footage on the site data table. For consistency, residential infill projects list the minimum lot area square footage as n/a.

Your table lists the minimum lot area as 5,000 sqft. Update your table information.

PLANNING - Prior to DO: Upgrades, enhanced form and function

Set to DRAFT on 6/24/2024 4:09:02 PM

Issue created by Thea French on 6/24/2024 4:09:02 PM
Issue is attached to page 5 in NS15 - Lee St Crit Resp 2024-06-07.pdf
thea.french@myclearwater.com - 727-444-8771

Provide improved design details of upgrades and how this project will enhance the form and function of the community character.

Provide more clarity through a narrative and/or renderings that show an improved "building presence" along the street for improved design features.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: walkway dimensions

Set to DRAFT on 6/24/2024 3:53:45 PM

Issue created by Thea French on 6/24/2024 3:53:45 PM
Issue is attached to Plans on sheet C3.1
thea.french@myclearwater.com - 727-444-8771

Prior to development order: Please include all walkway and driveway dimensions.

Please label what each area represents (driveway, patio, walkway, ramp, etc)

PUBLIC UTILITIES - general acknowledgement

Set to DRAFT on 6/21/2024 12:40:17 PM

Issue created by Michael Vacca on 6/21/2024 12:40:17 PM
Issue is attached to Plans on sheet C5.1
mike.vacca@myclearwater.com - 727-265-1831

acknowledge

1. contractor shall exercise extreme caution when excavating in proximity of all utilities, existing utilities locations shown on the plans are not exact or guaranteed.
2. Contactor to verify locations of existing sanitary sewer lateral and inspect condition of pipe. if new pipe is warranted, coordinate with city regarding new connection and lateral abandon process.
3. new clean-out are to be placed behind sidewalk, follow city standard details.

STORMWATER - Prior to Building Permit

Set to DRAFT on 6/21/2024 1:35:01 PM

Issue created by Phuong Vo on 6/21/2024 1:35:01 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the condition below on a formal response letter:

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

TRAFFIC ENG - Prior to DO- Multi-modal Impact Fee (Acknowledge)

Set to DRAFT on 6/21/2024 1:48:50 PM

Issue created by Gus Jordi on 6/21/2024 1:48:50 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$1356.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:

TRAFFIC ENG - Prior to DO- Parking space in the sight visibility triangle

Set to DRAFT on 6/24/2024 1:47:45 PM

Issue created by Gus Jordi on 6/24/2024 1:47:45 PM
gus.jordi@myclearwater.com - 919-421-8370

The sight visibility triangle area can not allow any pbstruction such as parked car intruding into that area.

TRAFFIC ENG - Prior to DO- Sight visibility triangles

Set to DRAFT on 6/21/2024 1:53:09 PM

Issue created by Gus Jordi on 6/21/2024 1:53:09 PM
Issue is attached to Plans on sheet C5.1
gus.jordi@myclearwater.com - 919-421-8370

The front of the sight visibility triangles should overlap the front property line and not the street edge.



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

10:20 AM

Case number: [FLS2024-05015 -- 26200 US HIGHWAY 19 N](#)

Owner(s): Seadog Clearwater Properties Llc
26200 Us Highway 19 N
Clearwater, FL 33761 358
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jay Doucette
3014 Us Highway 19
Holiday, FL 34691
PHONE: (727) 938-1516, Fax: No fax, Email:
Jdoucette@springengineeringinc.Com

Representative: Jay Doucette
Spring Engineering, Inc.
3014 Us Highway 19
Holiday, FL 34691
PHONE: (727) 938-1516, Fax: No fax, Email:
Jdoucette@springengineeringinc.Com

Location: 1.664 acres located on the west side of US Highway 19 at the intersection of US Highway 19 and Enterprise Road

Atlas Page: 232B

Zoning District: US 19 - US 19 Corridor Zoning

Request: Flexible Standard Development approval to construct a 15,036 square foot retail sales and service use located at 26200 US Highway 19 in the US 19 District and US 19 Regional Center Subdistrict. The proposed project will not exceed 30 feet in height, exceeds parking requirements, and requests flexibility for setbacks, front building facades and entries, and façade design and articulation. (Community Development Code Sections B-703.B.1, B-703.E.2, and B-703.K)

Proposed Use: Retail Sales and Services

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board

Assigned Planner: Lauren Matzke, Planning & Development Asst. Director



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/12/2024	Matzke
Parks and Rec Review	No Comments	06/12/2024	Parry
Solid Waste Review	Comments	06/13/2024	Portalatin
Engineering Review	Comments	06/20/2024	Vaughan
Environmental Review	Comments	06/21/2024	Kessler
Stormwater Review	Comments	06/21/2024	Vo
Traffic Eng Review	Comments	06/23/2024	Jordi
Land Resource Review	Comments	06/25/2024	Quinzi
Public Utilities Review	Comments	06/27/2024	Vacca
Planning Review	Comments	06/27/2024	Matzke

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 6/20/2024 3:26:04 PM

Issue created by Kyle Vaughan on 6/20/2024 3:26:04 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Prior to issuing a Certificate of Occupancy, the applicant must submit a digital set of signed and sealed record drawings along with a certification letter from the engineer of record certifying the project was constructed in accordance with his/her design.



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit - Acknowledge

Set to DRAFT on 6/21/2024 8:26:54 AM

Issue created by Kyle Vaughan on 6/21/2024 8:26:54 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Provide an engineered site plan signed and sealed by a licensed professional engineer in the state of Florida.
2. Plans should include all City details applicable to this project.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/21/2024 1:15:10 PM

Issue created by Sarah Kessler on 6/21/2024 1:15:10 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

LAND RESOURCE - Acknowledge Tree Removal

Set to DRAFT on 6/28/2024 2:39:49 PM

Issue created by Michael Quinzi on 6/27/2024 9:14:42 AM
michael.quinzi@myclearwater.com - 727-444-8770

Michael Quinzi on 6/27/2024 9:31:10 AM - OPEN

*Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.
Remove any trees on the site that are invasive species on the Florida Exotic Plant Pest Council most recent list (Including Washington palms).*

Michael Quinzi on 6/28/2024 2:39:49 PM - DRAFT

*Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.
Remove any trees on the site that are invasive species on the Florida Exotic Plant Pest Council most recent list (Including Washington palms).*

LAND RESOURCE - Landscape Acknowledgment

Set to DRAFT on 6/25/2024 2:12:36 PM

Issue created by Michael Quinzi on 6/25/2024 2:12:36 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge the following;

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Please see below the section from our code (CDC 3-1204.B) that details what is acceptable in terms of landscaping:

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."



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LAND RESOURCE - Prior to DO - Irrigation Plan

Set to DRAFT on 6/25/2024 2:39:05 PM

Issue created by Michael Quinzi on 6/25/2024 2:39:05 PM

Issue is attached to Plans on sheet C6.0

michael.quinzi@myclearwater.com - 727-444-8770

- Revise plan- Show the protected root zone (tree barricades) of trees to be preserved and reroute any irrigation that requires trenching out side of the root protection zone on the plan.

- Add the following note to the plan;

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

LAND RESOURCE - Prior to DO - Landscape Details

Set to DRAFT on 6/25/2024 2:30:15 PM

Issue created by Michael Quinzi on 6/25/2024 2:30:15 PM

Issue is attached to Plans on sheet C5.1

michael.quinzi@myclearwater.com - 727-444-8770

Use City of Clearwater Landscape details.

LAND RESOURCE - Prior To DO - Landscape plan

Set to DRAFT on 6/25/2024 2:47:03 PM

Issue created by Michael Quinzi on 6/25/2024 2:47:03 PM

michael.quinzi@myclearwater.com - 727-444-8770

- Revise plan - Show the protected root zone of trees to be preserved and remove any landscape material other than mulch within Root protection zone from the plan.

- Add the following note to the plan;

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

LAND RESOURCE - Prior to DO - Tree Preservation Plan

Set to DRAFT on 6/25/2024 1:54:52 PM

Issue created by Michael Quinzi on 6/25/2024 1:54:52 PM

Issue is attached to Plans on sheet C1.0 PRESERVATION

michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

LAND RESOURCE - Prior To DO Inches Spreadsheet

Set to DRAFT on 6/25/2024 3:01:17 PM

Issue created by Michael Quinzi on 6/25/2024 3:01:17 PM

michael.quinzi@myclearwater.com - 727-444-8770

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.



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LAND RESOURCE - Prior To DO Tree Inventory

Set to DRAFT on 6/28/2024 2:38:38 PM

Issue created by Michael Quinzi on 6/28/2024 2:38:38 PM
Issue is attached to Plans on sheet C1.0 NUMBERED SURVEY
michael.quinzi@myclearwater.com - 727-444-8770

Tree Inventory is incomplete. 3 Sabal palms on the south side of the building were missed.

PLANNING - Additional Interior Landscaping Required

Set to DRAFT on 6/27/2024 8:00:07 AM

Issue created by Lauren Matzke on 6/27/2024 8:00:07 AM
Issue is attached to Plans on sheet C5.0
lauren.matzke@myclearwater.com - 727-444-8702

Section 3-1202.E.2 requires 10 percent of gross vehicular use area to be landscaped.
Additional details are needed. Please clarify which areas are being used as part of the interior landscape calculations.

PLANNING - Coordination with Solid Waste

Set to DRAFT on 6/27/2024 10:08:03 AM

Issue created by Lauren Matzke on 6/27/2024 10:08:03 AM
lauren.matzke@myclearwater.com - 727-444-8702

Pursuant to Sections 3-204.G.2 & 4, Solid waste containers shall be of a size sufficient to serve the use to which they are accessory, and Solid waste containers and recycling or trash handling areas shall be located to facilitate easy and safe access for pickup and shall be provided in accordance with Chapter 32 of the Code of Ordinances.

Please coordinate with Solid Waste to ensure that this provision is met.

PLANNING - PLANNING – General Comments (Acknowledge)

Set to DRAFT on 6/27/2024 10:00:38 AM

Issue created by Lauren Matzke on 6/27/2024 10:00:38 AM
lauren.matzke@myclearwater.com - 727-444-8702

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.?

?

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.??

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."??

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.??



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PLANNING - Prior to CO - Corner Locations / Emphasis

Set to DRAFT on 6/27/2024 8:32:50 AM

Issue created by Lauren Matzke on 6/27/2024 8:32:50 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Facade materials, window and wall treatments, and design elements such as signs and awnings shall be included on both sides of the building facade. Additional corner emphasis with chamfered or rounded facades, corner entries accentuated through changes in design treatments, materials, canopy projections, roof, or parapet forms, or through other architectural method is required. It isn't clear how the corner at the intersection of US 19 and Enterprise meets this provision. (Section B-602.F)

PLANNING - Prior to DO - Add note re: Transparency

Set to DRAFT on 6/27/2024 8:10:49 AM

Issue created by Lauren Matzke on 6/27/2024 8:10:49 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Windows along frontages shall not have reflective or mirrored coating or other treatments including but not limited to dark tinting, colored or opaque films, etc. Please provide a note on the elevations sheet which indicates compliance with this provision. (Section B-404.E.1.a)

PLANNING - Prior to DO - Building Entries

Set to DRAFT on 6/27/2024 8:34:25 AM

Issue created by Lauren Matzke on 6/27/2024 8:34:25 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Building entries, including entries to individual tenant spaces in larger buildings, shall be located along the front facades of buildings and be oriented to and visible from streets, new primary drives, and sidewalks. AND Building entries shall be distinguished by facade design, accomplished through the use of a combination of materials, articulation, or other architectural treatments such as variation in building height, arches, canopies, columns, towers, or similar treatments that provide interest to the building facade and draw attention to the entrance. (Sections B-604.A & B)

It isn't clear how the building meets this provision. Entries appear small and nondescript along the east and south facades. Additional detailing is required.

PLANNING - Prior to DO - Building Materials

Set to DRAFT on 6/27/2024 8:35:01 AM

Issue created by Lauren Matzke on 6/27/2024 8:35:01 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

All building facades within public view of a street, pedestrian walkway, or other public space, including side and rear facades, shall be constructed of high quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade. Please provide additional details which show compliance with this provision. (Section B-605.A)

PLANNING - Prior to DO - Coordination with PSTA re: Transit Facilities

Set to DRAFT on 6/27/2024 8:23:59 AM

Issue created by Lauren Matzke on 6/27/2024 8:23:59 AM
lauren.matzke@myclearwater.com - 727-444-8702

The applicant for a development approval is responsible for coordinating with PSTA and the appropriate jurisdiction for the roadway on which development is proposed, to identify locations within and bordering the project boundary where current or planned transit stops are located. At those locations, space shall be reserved for transit shelters and any required improvements, including bicycle racks. Clarify if this has been done. (Section B-503.E)



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PLANNING - Prior to DO - Cross Access Agreement

Set to DRAFT on 6/27/2024 10:03:19 AM

Issue created by Lauren Matzke on 6/27/2024 10:03:19 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

Provide evidence that cross access agreement is in place with property to north.

PLANNING - Prior to DO - Dumpster Enclosure Details

Set to DRAFT on 6/27/2024 8:27:26 AM

Issue created by Lauren Matzke on 6/27/2024 8:27:26 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Waste containers, recycling equipment, loading docks and overhead doors, and similar facilities shall be screened from public view by architecturally finished walls and gated enclosures, and be designed consistent with and complementary to the exterior facade of the building. Please add to the dumpster details that the walls will be finished to meet the provisions of this section. (Section B-504.A.8)

PLANNING - Prior to DO - Facade Bays

Set to DRAFT on 6/27/2024 8:31:32 AM

Issue created by Lauren Matzke on 6/27/2024 8:31:32 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Facades shall be divided vertically into bays, as illustrated in Figure 14. Facade Bays & Articulation. Facade bay widths shall range from 15 to 40 feet. Facade bays shall be distinguished by varying fenestration patterns, recessing wall planes, varying building materials, or establishing a rhythm of architectural elements such as pilasters or window bays. Several bays are measured at eight feet. (Section B-602.C)

Flexibility may be permitted/available pursuant to B-703.K

PLANNING - Prior to DO - Fences & Walls

Set to DRAFT on 6/27/2024 8:28:24 AM

Issue created by Lauren Matzke on 6/27/2024 8:28:24 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

Fences and walls are prohibited between buildings and streets along Street Frontage Types A, B, and C except as otherwise required for screening of parking in these Development Standards. Clarify if any fencing or walls are proposed, other than any required for parking screening. (Section B-505.B)

PLANNING - Prior to DO - Glazing Requirements

Set to DRAFT on 6/27/2024 8:09:27 AM

Issue created by Lauren Matzke on 6/27/2024 8:09:27 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

40% of the total area of the ground floor facade shall be comprised of transparent windows or doors. The east facade appears to be 110 sf of glazing short. Please incorporate details to show the math used to come up with the glazing area on the elevations sheet. (Section B-404.E.1.a)

PLANNING - Prior to DO - Handicapped Parking

Set to DRAFT on 6/27/2024 7:55:24 AM

Issue created by Lauren Matzke on 6/27/2024 7:55:24 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

Based on the min. off street parking spaces required, 3 handicapped parking spaces are needed where 2 are provided. (Section 3-1409)



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PLANNING - Prior to DO - Landscape Improvements (US 19)

Set to DRAFT on 6/27/2024 8:05:12 AM

Issue created by Lauren Matzke on 6/27/2024 8:05:12 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

The area along the front property line within the front setback shall be improved with a 15-foot minimum, 20-foot maximum wide landscape area. Please dimension the landscape area along the east side of the site. (Section B-204.C.2)

PLANNING - Prior to DO - Limited Blank Facades

Set to DRAFT on 6/27/2024 8:30:34 AM

Issue created by Lauren Matzke on 6/27/2024 8:30:34 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Blank sections of ground floor building facades fronting or within view of streets, pedestrian walkways, or other public spaces shall not exceed 20 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building. There's a blank section that measured about 37 feet in length on the east façade facing US 19 N. (Section B-602.B)

Flexibility may be permitted/available pursuant to Section B-703.K

PLANNING - Prior to DO - Low Impact Development

Set to DRAFT on 6/27/2024 8:25:53 AM

Issue created by Lauren Matzke on 6/27/2024 8:25:53 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

Interior islands of parking lots in new projects shall be designed to utilize Low Impact Development techniques such as bioretention swales and native species. Where parking curbs and gutters are provided, they shall have breaks to allow water to enter the bioretention facilities within the parking landscape islands. Additional details are needed to show compliance with this provision. (Section B-504.A.2)

PLANNING - Prior to DO - Mechanical Equipment Location

Set to DRAFT on 6/27/2024 8:37:01 AM

Issue created by Lauren Matzke on 6/27/2024 8:37:01 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Outdoor mechanical, electrical, and communication equipment, including heating, air conditioning, and ventilation equipment; venting and vent terminations for commercial hoods; electric meters; mechanical penthouses; electrical and communication equipment, panels, and cabinets; satellite dishes; and similar features shall be located and designed to meet all of the following standards. Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks or between any street and any building. Ground-mounted mechanical equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades.

Clarify where mechanical equipment will be located and how it will be screened. (Sections B-606.A & B)



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Pedestrian Walkways along driveways

Set to DRAFT on 6/27/2024 8:21:45 AM

Issue created by Lauren Matzke on 6/27/2024 8:21:45 AM

Issue is attached to Plans on sheet C2.0

lauren.matzke@myclearwater.com - 727-444-8702

Pedestrian walkways shall be provided along individual or shared driveways connecting rights-of-way with side and rear yard parking. Walkways are required along at least one side of each driveway. (Section B-503.C.2)

PLANNING - Prior to DO - Pedestrian Walkways to Access Parking

Set to DRAFT on 6/27/2024 8:22:28 AM

Issue created by Lauren Matzke on 6/27/2024 8:22:28 AM

Issue is attached to Plans on sheet C2.0

lauren.matzke@myclearwater.com - 727-444-8702

Pedestrian walkways shall be provided to access parking behind or to the side of buildings, connect destinations on adjacent properties, connect building frontages to adjacent sidewalks, and allow pedestrian circulation through parking lots to create a continuous pedestrian network. Clarify where sidewalks are provided which connect to the adjacent parcel. (Section B-503.C.1)

PLANNING - Prior to DO - Primary Entries

Set to DRAFT on 6/27/2024 8:11:30 AM

Issue created by Lauren Matzke on 6/27/2024 8:11:30 AM

Issue is attached to Plans on sheet A201

lauren.matzke@myclearwater.com - 727-444-8702

Primary building entries shall be located along the front facades of buildings and be visible from streets, new primary drives, and sidewalks. It's unclear how the east façade is being treated as a primary entrance. The door is very small and off centered and not particularly noticeable. (Section B-404.E.2)

Flexibility may be permitted/available pursuant to 703.E.3. If flexibility is requested, the design must meet the applicable criteria in that section of the Code

PLANNING - Prior to DO - Prohibited Glass Treatments

Set to DRAFT on 6/27/2024 8:35:34 AM

Issue created by Lauren Matzke on 6/27/2024 8:35:34 AM

Issue is attached to Plans on sheet A201

lauren.matzke@myclearwater.com - 727-444-8702

The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is not permitted. Please add a note that demonstrates compliance with this provision on the elevations sheet. (Section B-605.B)

PLANNING - Prior to DO - Reconstruction of Sidewalks (Acknowledge)

Set to DRAFT on 6/27/2024 8:20:40 AM

Issue created by Lauren Matzke on 6/27/2024 8:20:40 AM

Issue is attached to Plans on sheet C2.0

lauren.matzke@myclearwater.com - 727-444-8702

Reconstruction of existing sidewalks and landscape within rights-of-way shall be required. To the extent possible given right-of-way limits and utility conflicts, and with approval of the FDOT, Pinellas County, and/or the City, reconstruction shall follow the general standards for landscaping and sidewalks provided in Table 5. Locational & Design Standards for New Drives. Clarify that this provision is understood. (Section B-503.B)



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Required Pedestrian Improvements (Enterprise)

Set to DRAFT on 6/27/2024 8:16:56 AM

Issue created by Lauren Matzke on 6/27/2024 8:16:56 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

The area along the front property line within the front setback shall be improved with a 15-foot minimum wide landscape area. A 15-foot landscape area is required along the south site of the site where about 10 feet is provided. (Section B-405.C.1)

PLANNING - Prior to DO - Required Pedestrian Improvements (US 19)

Set to DRAFT on 6/27/2024 8:02:08 AM

Issue created by Lauren Matzke on 6/27/2024 8:02:08 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

The area along front building facades within the front setback shall be improved with a 10-foot minimum, 20-foot maximum wide pedestrian area. Please provide the required pedestrian area along the east side of the building. (Needs to be continuous across the front) (Section B-204.C.1)

PLANNING - Prior to DO - Screened Parking (Enterprise)

Set to DRAFT on 6/27/2024 8:19:12 AM

Issue created by Lauren Matzke on 6/27/2024 8:19:12 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

Surface parking, vehicular circulation and other vehicular use areas located along public sidewalks shall be screened from view by a low (24 to 36 inches) opaque hedge or wall. Clarify how the parking along the south side of the is screened pursuant to this provision. (Section B-405.D.2)

Flexibility may be permitted/available pursuant to 703.D.1. provided it meets the applicable criteria/standards.

PLANNING - Prior to DO - Security

Set to DRAFT on 6/27/2024 8:33:24 AM

Issue created by Lauren Matzke on 6/27/2024 8:33:24 AM
Issue is attached to Plans on sheet A201
lauren.matzke@myclearwater.com - 727-444-8702

Security bars are not permitted on windows or doors visible from streets, new primary drives, and sidewalks. Please add a note that demonstrates compliance with this provision on the elevations sheet. (Section B-602.H)

PLANNING - Prior to DO - Site Visibility Triangles

Set to DRAFT on 6/27/2024 10:09:56 AM

Issue created by Lauren Matzke on 6/27/2024 10:09:56 AM
Issue is attached to Plans on sheet C2.0
lauren.matzke@myclearwater.com - 727-444-8702

To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle, described in the figure accompanying Section 3-904.A.

Please add the requisite sight visibility triangles at:

The edges of the driveway where it intersects with the front property line. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.

Please see CDC Section 3-904.A for additional details.
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Stormwater Management

Set to DRAFT on 6/27/2024 8:29:18 AM

Issue created by Lauren Matzke on 6/27/2024 8:29:18 AM

Issue is attached to Plans on sheet C2.0

lauren.matzke@myclearwater.com - 727-444-8702

Stormwater retention and detention areas are not permitted in front setbacks or between any street and any building unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use. Traditional stormwater facilities such as dry and/or wet retention/detention ponds are permitted to the rear and side of buildings. Clarify how stormwater will be accommodated. (Section B-506)

PLANNING - Prior to DO - Surface Parking Design & Landscaping

Set to DRAFT on 6/27/2024 8:25:06 AM

Issue created by Lauren Matzke on 6/27/2024 8:25:06 AM

Issue is attached to Plans on sheet C2.0

lauren.matzke@myclearwater.com - 727-444-8702

Surface parking and service areas shall be designed to meet parking design, landscape, and screening requirements in Article 3, Divisions 12 and 14. Clarify which interior islands are being counted towards interior landscape requirements. The five foot side (north and west) landscape buffers are not provided. There are three trees noted on the east side as to remain on the landscape sheet but are shown as to be removed on the preservation sheet. Please clarify. I'm holding off on counting any existing trees listed as to remain on the landscape sheet until Land Resources confirms that they are worth keeping. Based on Google StreetView a lot of them don't look worth keeping. With that said I calculate a total of 59 required shade trees (or equivalent) site-wide where 15 (or equivalent) are provided. (Section B-504.A.1)

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 6/21/2024 3:05:52 PM

Issue created by Michael Vacca on 6/21/2024 3:05:52 PM

Issue is attached to Plans on sheet C4.0

mike.vacca@myclearwater.com - 727-265-1831

acknowledge

1. call out - contractor shall exercise extreme caution when excavating in proximity of all utilities, existing utility's locations shown on the plans are not exact or guaranteed.
2. call -out - the sewer lateral is privately owned and maintained, during construction the lateral pipe segment shall be protected and or capped during construction phases, to prevent dirt and debris material from enter the private lateral pipe, thus entering into city sewer system.
3. call out If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.
4. call out contractor to verify locations of existing water service lines and water meters, are correct location, meter shall be protected during construction phases and or removed during construction phases and demo
5. ? All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access.
- 5.

SOLID WASTE - Trash service

Set to DRAFT on 6/13/2024 3:35:15 PM

Issue created by Brandi Portalatin on 6/13/2024 3:35:15 PM

brandi.portalatin@myclearwater.com - 727-562-4920

Is the loading and unloading area in the same alley as the dumpster enclosure?

If so, will this be a conflict for trash service if a truck is loading or unloading?



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

STORMWATER - Prior to Development Order

Set to DRAFT on 6/21/2024 6:21:40 PM

Issue created by Phuong Vo on 6/21/2024 6:21:40 PM
phuong.vo@myclearwater.com - 727-444-8228

Please submit revised design plan and drainage calculation showing the proposed project meets City's redevelopment drainage criteria, which can be found at:
<https://www.myclearwater.com/files/sharedassets/public/v/1/engineering/documents/stormdrainagedesigncriteri.pdf>

TRAFFIC ENG - Multi-modal impact fee (Acknowledge)

Set to DRAFT on 6/23/2024 10:48:11 PM

Issue created by Gus Jordi on 6/23/2024 10:48:11 PM
Issue is attached to Plans on sheet C2.0
gus.jordi@myclearwater.com - 919-421-8370

Applicant will not be responsible for any multi-modal impact fee since building before has almost same size of proposed and was a sit down restaurant with higher impact fee rate than a furniture store.

TRAFFIC ENG - Prior to DO- ADA parking spaces & ramp:

Set to DRAFT on 6/23/2024 10:12:23 PM

Issue created by Gus Jordi on 6/23/2024 10:12:23 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 919-421-8370

1. Per code, three ADA parking spaces are requires when a total number of spaces required is between 51 and 75. Plan show 2 ADA spaces
- 2 show ramp at the ramp in the center of the souther lot and detectable warning.

TRAFFIC ENG - Prior to Do- Parking lot markings and signing

Set to DRAFT on 6/23/2024 10:35:16 PM

Issue created by Gus Jordi on 6/23/2024 10:35:16 PM
Issue is attached to Plans on sheet C2.0
gus.jordi@myclearwater.com - 919-421-8370

1. Please add directional arrows at the driveway entrance on the southeast side and in the area between the two lots
2. Add a stop bar and stop signs at both driveways and show on the plan
3. Add crosswalk (ladder style at the SW driveway lining up with the sidewalks.
4. there seem to have a parking space line not included in the parking row on the southern side of the south lot.

TRAFFIC ENG - Prior to Do- Show the NW side driveway:

Set to DRAFT on 6/23/2024 9:59:02 PM

Issue created by Gus Jordi on 6/23/2024 9:59:02 PM
Issue is attached to Plans on sheet C2.0
gus.jordi@myclearwater.com - 919-421-8370

1. Show on the plan the NW side driveway at the frontage road and the WB-67 template where the furniture trucks is shown coming in. It appears the driveway is too narrow to allow for exiting vehicles while the entering truck is coming in.
2. Show the route for the WB-67 as it exits the site with all the turn including the the turn it would make on Enterprise road and the frontage road

TRAFFIC ENG - Prior to DO-Vehicle turning template.

Set to DRAFT on 6/23/2024 10:22:27 PM

Issue created by Gus Jordi on 6/23/2024 10:22:27 PM

Issue is attached to Plans on sheet C2.0

gus.jordi@myclearwater.com - 919-421-8370

Please provide turning templates for a size 19' vehicle continuously through the parking lot in opposing directions of traffic simultaneously, including at the driveways, entering and exiting simultaneously as well.

Turning templates: Turning templates presentation on the plan must be smooth even at sharp turns. IF appearing chopped up or jiggered and looking unnatural to the way motorist execute turns, they will be rejected. Turning templates for the different size vehicle must be presented on separate diagrams for ease of review.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.